

Environmental Protection Commission of Hillsborough County

2024 Brownfields Program Annual Report



**Brownfield Redevelopment:
South Florida Baptist Hospital,
Plant City**

June 2024

Table of Contents

	Page
Executive Summary.....	2
2023-2024 Annual Summary.....	4
EPC Team.....	5
2023-2024 Project Accomplishments.....	6-18
Maps and Tables.....	19-28
Conclusions.....	29

Executive Summary

The Brownfields Program

The Brownfields Program is a redevelopment tool for properties with environmental contamination, or the perception of environmental contamination. Initiated by the EPA in 1995 and in the State of Florida in 1997 by the Florida Brownfield Redevelopment Act, Section 376.77-376.86 of the Florida Statutes, this program provides business incentives to rehabilitate contaminated properties and return them to productive use for communities. Grants, loans and tax credits are available for site clean-up, job creation, affordable housing and health care. Redevelopment of distressed properties can increase property values and revitalize neighborhoods. The goal of the Brownfields Program is to conserve our undeveloped land resources by cleaning up and reusing developed properties in new ways to enhance the overall quality of life in the surrounding communities.

A **Brownfield Area** is defined by Section 376.79(4), Florida Statute, as “...a contiguous area of one or more Brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution.” Local governments who have designation authority in Hillsborough County are Hillsborough County, the City of Tampa, the City of Plant City, and the City of Temple Terrace. The designation of a Brownfield Area demonstrates support by the local governments for the redevelopment plan.

A **Brownfield Site** is defined by Section 376.79(3), Florida Statute, as “...real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.” There may be one or more Brownfield sites contained within a Brownfield Area. Brownfield site owners enter into a voluntary environmental clean-up agreement with the Florida Department of Environmental Protection (FDEP) or one of the delegated County programs such as the Environmental Protection Commission of Hillsborough County. Once the clean-up agreement is signed, the site owner receives liability protection from legal claims associated with the site contamination and gains access to certain financial incentives.

EPC’s Program Role

The **Environmental Protection Commission of Hillsborough County (EPC)** is the local natural resource protection agency created by the Florida Legislature in 1967 to serve the citizens of Hillsborough County. The EPC was delegated the Brownfields program authority by the Florida Department of Environmental Protection (FDEP) in 2004. The EPC manages Brownfield sites in Hillsborough County unless the site has RCRA program involvement, an existing Consent Order with the FDEP, or if Hillsborough County is the property owner. EPC and FDEP work closely to ensure that sites needing environmental assessment are directed to the appropriate agency. The EPC’s delegation agreement was renewed in 2012 and again in 2020.

The EPC manages the site rehabilitation process through a voluntary cleanup contract with the property owner called a **Brownfield Site Rehabilitation Agreement (BSRA)**. Site Rehabilitation is the

process followed to conduct an environmental site cleanup. It begins with an environmental assessment of soils and groundwater and continues in accordance with the following Florida regulations:

- Chapter 62-780, Florida Administrative Code, Contaminated Site Cleanup Criteria
- Chapter 62-777, Florida Administrative Code, Contaminant Cleanup Target Levels

The goal of site rehabilitation is to return the soil and groundwater to clean conditions, or conditions that are protective of human health and the environment as allowed under these regulations. A **Site Rehabilitation Completion Order (SRCO)** issued by EPC is the final document closing the environmental investigation at the site and terminating the BSRA. The EPC works closely with property representatives, environmental consultants and attorneys to accomplish site closure. Site rehabilitation and closure consider future land use, allowing economy of cost to be paired with the responsible protection of human health and the environment.

In addition to the delegated duties, **EPC promotes the two goals of the Brownfields Program, environmental restoration and responsible redevelopment**, by working with the local economic development agencies and environmental professionals to increase awareness of the opportunities that the Brownfields Program can provide. This can involve meetings with interested parties and presentations to various professional groups.

The EPC continues to support local recipients of EPA Brownfield Grants. The Corporation to Develop Communities of Tampa (CDC of Tampa) is in its second year of a \$500,000 EPA job training grant. The City of Tampa is in their third year of their 2021 EPA assessment grant to renew the West River area north of downtown Tampa. EPC staff continue to provide technical expertise in contamination assessment and remediation to the local grantees.

EPC also tracks the change in property values for redeveloped EPC Brownfield sites in Hillsborough County. This is an indicator of economic growth stimulated by improvements to the property due to the Brownfields Program. A comparison of property values from the year the BSRA was signed to April 2024 is presented in the report Tables for redeveloped EPC Brownfield sites in Hillsborough County.

This report presents the Brownfields Program activities by EPC from June 1, 2023 to May 31, 2024.

2023-2024 Annual Summary

The EPC manages **49 of the 80 Brownfield sites** in Hillsborough County. Below is the breakdown of the 49 Brownfield sites managed by the EPC.

- 12 sites are in environmental assessment
- 6 sites are monitoring groundwater to evaluate for closure conditions
- 3 sites are in remediation
- 5 sites are in the closure process
- 23 sites are closed/complete
- The sites participating in the EPC's Brownfield site rehabilitation program include approximately 854 acres.

Three new **Brownfield Sites** executed a BSRA with the EPC:

- Main Street Park (Tampa, 0.23 acres)
- Tampa Bay Metals (Tampa, 3.11 acres)
- Gasworx E123 (Tampa, 4.66 acres)

Two **BSRAs were amended** to add a new property owner as a PRFBSR:

- Detsco
- International Ship

Three **SRCOs** were issued this past year:

- Former Stock Building Supply (Plant City, 5.00 acres)
- Former Gro-Mor Fertilizer (Plant City, 1.26 acres)
- South Florida Baptist/Baycare Former Chicken Farm site (Plant City, 7.03 acres)

Within Hillsborough County, there are **19 designated Brownfield Areas** without BSRAs. These areas are ready for redevelopment in the Brownfield Program, but no environmental investigations have been initiated. Most of the Brownfield Areas established after 2016 that have no Brownfield cleanup site associated with them entered the Brownfields Program to use the financial incentives to create affordable housing. This is another beneficial effect of the Brownfields Program.

The EPC Brownfield Team

Environmental Protection Commission of Hillsborough
County 3629 Queen Palm Drive
Tampa, Florida 33619-1309
(813) 627-2600

Janet D. Lorton
Executive Director
(813) 627-2600, ext. 1002
LortonJ@epchc.org

Steffanie L. Wickham, CHMM, CPM
Director, Waste Division
(813) 627-2600, ext. 1310
WickhamS@epchc.org

Ronald A. Cope, CHMM
Senior Environmental Manager, Waste Division
Solid & Hazardous Waste
(813) 627-2600, ext. 1292
Cope@epchc.org

Allison Amram, P.G.
Brownfield Coordinator, Waste Division
Solid & Hazardous Waste
(813) 627-2600, ext. 1294
AmramA@epchc.org

Andrew Zodrow
Senior Attorney, EPC Legal Department
(813) 627-2600, ext. 1055
ZodrowA@epchc.org

2023-2024 Project Accomplishments

New Brownfield Site

Main Street Park

BSRA signed November 30, 2023

City of Tampa, BF292202001; 0.23 acres,
2101 West Main Street, Tampa

This small Brownfield site is an open square of land at the intersection of West Main Street and North Albany Avenue in Tampa near the City's West River Redevelopment Area. A Cuban cultural center (Cespedes Hall) was originally constructed on the property in 1895. The property was used next as a City Hall and then a fire station from 1925 until 1958, and recently has been used as a passive park. Soil impacts from arsenic and PAH compounds are present, and a Site Assessment Report is due this summer. The City of Tampa plans to remove impacted soil and redevelop it into a park to serve the residents of the West River Brownfield Redevelopment Area.



Left: Cespedes Hall, Cuban Cultural Center 1890s
Below: Fire Department on Brownfield site, 1920s



Far Left: Current site condition

Left: 2010 aerial, existing park layout

New Brownfield Area & Site

Former Tampa Bay Metals

BSRA signed December 14, 2023

**Former Tampa Bay Metals, BF292302001; 3.11 acres,
4810 South 50th Street, Tampa**

This Brownfield site has been used by multiple owners for scrap metal recycling which resulted in discharges of hydraulic oil, transformer oil and other environmental impacts. The property is now used by tenants for the following businesses: shipment of scrap metal and other goods to West Africa, truck storage and salvage, and a future tire shredding operation. Redevelopment plans are to create a wood pellet fuel manufacturing and shipping business. The property is impacted with PCBs, petroleum compounds, solvents and arsenic in soils and groundwater. The site assessment is currently in progress.



Left: Trucking storage and salvage
Below Left: Site aerial view
Below: Future tire shredding area



New Brownfield Area & Site

Gasworx E123 / Gateway Brownfield Area

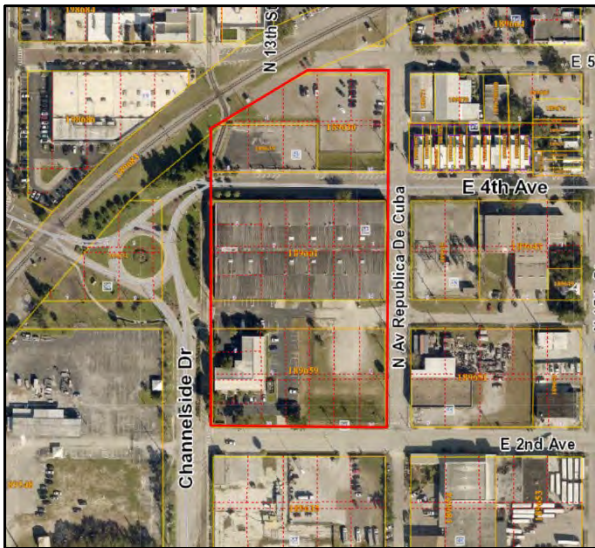
BSRA signed December 14, 2023

Ybor Gateway Brownfield Area, BF292301000; 24.14 acres

Gasworx E134, BF292301001; 4.66 acres

East 2nd Avenue – East 5th Avenue between Channelside Drive and North 14th Street, Tampa

This new Brownfield site has been impacted by buried solid waste over several city blocks. Redevelopment of these three blocks will create multifamily housing with a garage, mixed use commercial and industrial uses in this area that will connect the Channelside area of Tampa with Ybor City. The proposed redevelopment will be a walkable neighborhood. This 4-acre section is the first part of the larger 24-acre Brownfield Area that is planned for redevelopment.



Above: Location of Brownfield site
Above Right and Right: Parcels to be redeveloped



Brownfield Site Closure

South Florida Baptist Hospital

SRCO issued January 2, 2024

**South Florida Baptist Hospital, BF292102001; 7.03 acres,
North Park Road and East Sam Allen Road, Plant City**

The South Florida Baptist hospital is expected to open Summer 2024, replacing the 70-year old Plant City hospital in another location. This Brownfield site had arsenic impacts to soil and groundwater from the previous use as a chicken farm. Chicken feed included an arsenic compound to kill internal parasites, and arsenic was excreted onto site soils and became concentrated adjacent to the coops and downhill toward a stormwater feature. Soil removal and groundwater treatment for arsenic have been conducted, and a Conditional Site Rehabilitation Completion Order was issued January 2, 2024.



Brownfield Site Closure

Former Gro-Mor Fertilizer Plant & Former Stock Building Supply sites

SRCO issued December 21, 2023

Midtown Brownfield Area, BF291002000, 83.6 acres

**Former Gro-Mor Fertilizer Plant, BF291002002; 1.26 acres,
306 and 307 South Evers Street, Plant City**

**Former Stock Building Supply/McGinnis Lumber Yard, BF291002001, 5.00 acres
511 and 530 South Collins Street, Plant City**

There are five Brownfield sites in this Brownfield Area, and three have now closed with Conditional Site Rehabilitation Completion Orders. Groundwater impacts from the Gro-Mor fertilizer plant merged with groundwater impacts from the Stock Building Supply/McGinnis Lumber Yard. The groundwater was monitored for ammonia, cadmium, iron, manganese, nitrate and sulfate until the area of groundwater impacts was determined to be stable and shrinking. A groundwater use restriction is in place for these sites. Soils impacted by benzo(a)pyrenes and arsenic were removed from each site; these impacts were attributed to adjacent road usage. The City of Plant City is in negotiations with a developer to create residences and mixed business/commercial use. Site structures have been demolished in preparation for redevelopment.



Above: Midtown sign
Top Right: Open area ready for redevelopment
Bottom Right: Park area in Midtown

Brownfield Sites – Construction Update

Interbay /Elan Apartments

**Interbay Redevelopment Area BF292101001; 25.96 acres,
7210 Interbay Boulevard, Tampa**

This 2021 Brownfield site property was previously used as a borrow pit in the 1960s and 1970s and later partially filled with debris, mostly concrete and asphalt from roadways. This site is also regulated by EPC under a Director’s Authorization for redevelopment of a former solid waste disposal area. The construction of the apartment buildings is partially done, and final completion of the 350 apartments is expected July 2024. Soil controls are in place and the site is working toward conditional closure for soils and groundwater.

2023 2024



Above: Stormwater pond
Below: Vapor barrier installation

Above: Last building in construction
Below: Finished buildings and pool

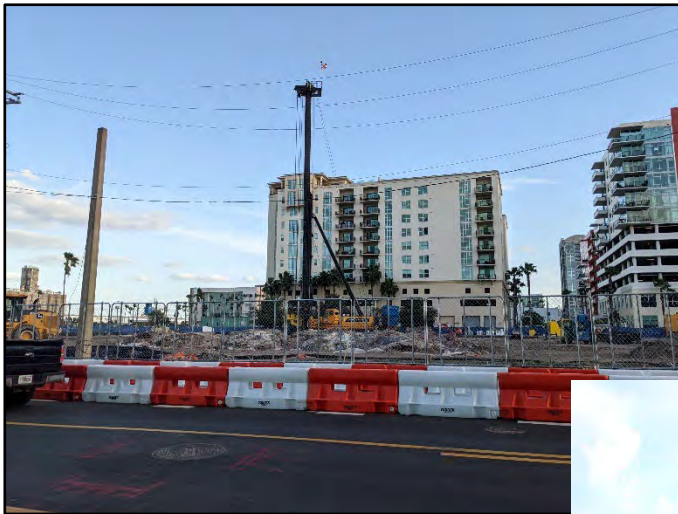
Brownfield Site – Construction Update

Channel Club

BSRA signed December 22, 2020

**Channel Club II, BF292003001; 2 acres,
1237 Twiggs Street, Tampa**

The Channel Club II Brownfield site was previously used as a bulk petroleum distribution center, constructed over fill material. Florida’s Petroleum Restoration Program and the Advanced Cleanup Redevelopment Program were used to rehabilitate the petroleum discharges at the site. The Brownfields program is being used to address the Benzo(a)pyrene and arsenic impacts caused by the fill used at the site. The site has been assessed, soils removed, and the groundwater is now being monitored for closure conditions. Apartments will be ready in June 2024, and all construction is expected to be completed by October 2024.



Above: Installation of auger-cast pilings, Spring 2022.
Right: Construction progress Fall 2023

Brownfield Site – Construction Update

Colonnade Crosstown

**Colonnade Crosstown LLC, BF292002001; 158 acres,
US 301 and Causeway Boulevard, Tampa**

This large Brownfield site was formerly the Star Dairy operation, and there are arsenic impacts to soil and groundwater from a former cattle dip vat. Impacted site soils have been removed, and the site is nearing construction completion of a secure production/distribution warehouse, fleet operations, supporting stormwater and other infrastructure needs for Coca-Cola Beverages, Florida. Groundwater impacts are being monitored for closure conditions. Coca-Cola Beverages will be moving into the new facility September 2024.



Above: Tilt-up walls May 2023
Left: Current construction progress April 2024

Brownfield Site – Construction Update

Independence Park

BSRA signed December 23, 2021

**Independence Park, BF292103001, 45.5 acres
4110 George Road, Tampa**

The Independence Park Brownfield site was previously part of the City of Tampa’s Rocky Point Golf Course. Environmental site rehabilitation is addressing arsenic and pesticide contamination of soils and groundwater that originate on the Brownfield site. Construction is nearing completion for new apartment buildings for the CC Independence Park parcel of 9.3 acres, and is anticipated to be completed Summer 2024. Soil controls are present on this parcel, and municipal water is used at the site. Site rehabilitation for the entire Brownfield site is ongoing.



Left: Construction progress May 2023
Below: Construction progress September 2023



CC Independence Park parcel in BLUE; Brownfield site includes RED and BLUE



Brownfield Area – Construction Complete

Hanna Avenue

BSRA signed December 7, 2016

**Hanna Avenue, BF291502001, 11.2 acres
2515 East Hanna Avenue, Tampa**

This site was previously used for manufacturing, resulting in metals, solvents and petroleum compounds in the soils, and solvents in the groundwater. Impacted soils were removed from the site. In-situ anaerobic bioremediation of solvents in groundwater was conducted in 2018, which greatly reduced the solvent concentrations. The site has been redeveloped to house various City of Tampa departments, including fleet maintenance. Post-Active Remediation Monitoring (PARM) has begun to evaluate groundwater for closure conditions.



Construction progress May 2023 and completed Spring 2024



EPA Brownfield Job Training Grant

Environmental Workforce Development and Job Training Grant

Corporation to Develop Communities of Tampa

In February 2023, the Corporation to Develop Communities of Tampa was awarded a \$500,000 Job Training grant. Training of the second cohort is underway for students from the East Tampa area. The goal is to train adults who may be unemployed, underemployed or have involvement with the justice system and place them in environmental jobs. The environmental and safety trainings include the following:

- 40-hour OSHA safety
- 10-hour OSHA Construction, Hazard Communication & Pandemic Safety
- Confined Space
- Excavation/Trenching & Soil Mechanics
- Respiratory Protection
- Asbestos

Right: First Cohort graduation



Left: Second Cohort OSHA training by Sustainable Workplace Alliance

Continuing EPA Brownfield Grant

Brownfield Multipurpose and Assessment Grant

City of Tampa, West River Community Redevelopment Area

The City of Tampa is in their last year of a 3-year \$300,000 EPA Brownfield Multipurpose and Assessment grant, awarded in 2021. The City has completed 14 Phase 1 Environmental Site Assessments (ESA) and two Phase 2 ESAs. Currently, they are preparing a proposal for removal of an unknown underground storage tank located at a former convenience store in the East Tampa CRA. The grant work has assisted the local community; working with the CDC of Tampa, the University Area CDC and the East Tampa CRA to identify and evaluate environmental conditions in the City and the areas served by these community organizations.



Location of former convenience store with filled UST to be removed using EPA grant, East Tampa CRA

Maps and Tables

Maps & Tables

Brownfield Sites in Hillsborough County

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
1	BF290602001	JVS Contracting	1608 N 43rd St	Tampa	5/3/2006		5
2	BF290304001	12th Street Operations Yard	1120 E Twiggs	Tampa	12/10/2004	11/3/2011	9.35
3	BF290603001	Circle Tampa Ventures	10420 N McKinley Dr	Tampa	9/20/2006	5/31/2007	28
4	BF290002002	CSX Spur at Old Hopewell Road	at Brandon Brook Rd	Tampa	7/22/2002	3/18/2019	0.65
5	BF290002001	WRB at Old Hopewell Road	1211 Old Hopewell Rd	Tampa	1/8/2001		8.58
6	BF290901001	Lakewood Point	11122 E MLK Jr Blvd	Seffner	12/30/2009	4/5/2021	15.01
7	BF291001002	International Ship	1317 Channelside Dr	Tampa	12/19/2011		13.33
8	BF291305001	Tampa Water Works Park	1812 N Highland Ave	Tampa	12/12/2013		4.47
9	BF291403001	Former Hudson Nursery	3811 Floyd Road	Tampa	8/19/2014	6/26/2019	10.34
10	BF291102000	former Sun City BP*	703 N Pebble Beach	Sun City	12/29/2011	6/17/2013	0.63
11	BF291202001	Photoengraving Brownfield Site	502 N Willow Ave	Tampa	12/5/2012		0.6
12	BF291302001	Former Gulf Coast Metals	6912 E 9th Ave	Tampa	9/9/2013	3/23/2022	3.24
13	BF290804001	Varela Apartments/Crosland	4120 W Spruce St	Tampa	12/23/2008	10/14/2015	6.85
14	BF290607001	McKibbon Hotel Group (Avion)	O'Brien & W Spruce	Tampa	12/20/2006	10/13/2010	18.89
15	BF290705001	Westshore Community Dev. Corp.	4102 W Spruce St	Tampa	1/30/2008	closed w/o SRCO	3.7
16	BF290202001D	Wal-Mart Buckley-Shuler Parcel D	Gunn Hwy and Henderson	Tampa	4/22/2002	12/16/2002	2.18
17	BF290202001C	Wal-Mart Buckley-Shuler Parcel C	Gunn Hwy and Henderson	Tampa	4/22/2002	11/23/2004	1.89
18	BF290202001B	Wal-Mart Buckley-Shuler Parcel B	Gunn Hwy and Henderson	Tampa	4/22/2002	6/4/2002	1.11
19	BF290604001	Waters Center Brownfield Site	3602 W Waters Ave	Tampa	12/27/2006	5/27/2010	18.88
20	BF290202001E	Wal-Mart Buckley-Shuler Parcel E	Gunn Hwy and Henderson	Tampa	4/22/2002	7/22/2002	5.62
21	BF290802002	Kracker Rd - Parcel B	12602 S US Hwy 41	Gibsonton	9/2/2008		8.49
22	BF290802001	Kracker Rd - Parcel A	12602 S US Hwy 41	Gibsonton	8/6/2008		29.73
23	BF290101003	Tampa Bay Scrap Processors Site	4050 Maritime Blvd	Tampa	5/9/2003		16.27
24	BF290703001	Tampa Int'l Center/Panattoni/IKEA	1103 N. 22nd Ave	Tampa	12/20/2007	6/12/2009	29.36
25	BF290301001	Riverfront (Tampa Heights)	420 Oak St	Tampa	10/1/2003	11/23/2005	11.65
26	BF290101002	Tampa Bay Ship	1130 McClosky Blvd	Tampa	7/31/2002		53
27	BF290401001	The Place at Channelside	918 Channelside Dr	Tampa	11/23/2004	10/9/2017	2.15
28	BF290704001	Tampa Tank and Welding Property	5103 36th Ave	Tampa	12/14/2007	9/14/2011	4.3
29	BF290101001	Port Ybor	1600 Grant St	Tampa	10/29/2001	10/10/2022	59
30	BF291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011		5
31	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St	Plant City	6/10/2011		1.26
32	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/19/2016	1.14
33	BF290204001	Southern Mill Creek Products Site	N 56th St	Tampa	7/26/2005		8.38
34	BF291306001	Nebraska Avenue	1103 N Nebraska Ave	Tampa	9/3/2014	11/18/2016	1.54
35	BF291405001	Spruce Street	4310 W Spruce St	Tampa	12/24/2014	3/13/2018	3.42
36	BF291406001	Peoples Gas System	1400 N Channelside Dr	Tampa	12/30/2014		6.12
37	BF291404001	Port Redwing Outparcel	12781 S US Hwy 41	Gibsonton	10/13/2015		31
38	BF290503001	Channelside Holdings LLC	11010-1026 19th St	Tampa	12/20/2005		8

Continued on next page...

Maps & Tables

Brownfield Sites in Hillsborough County

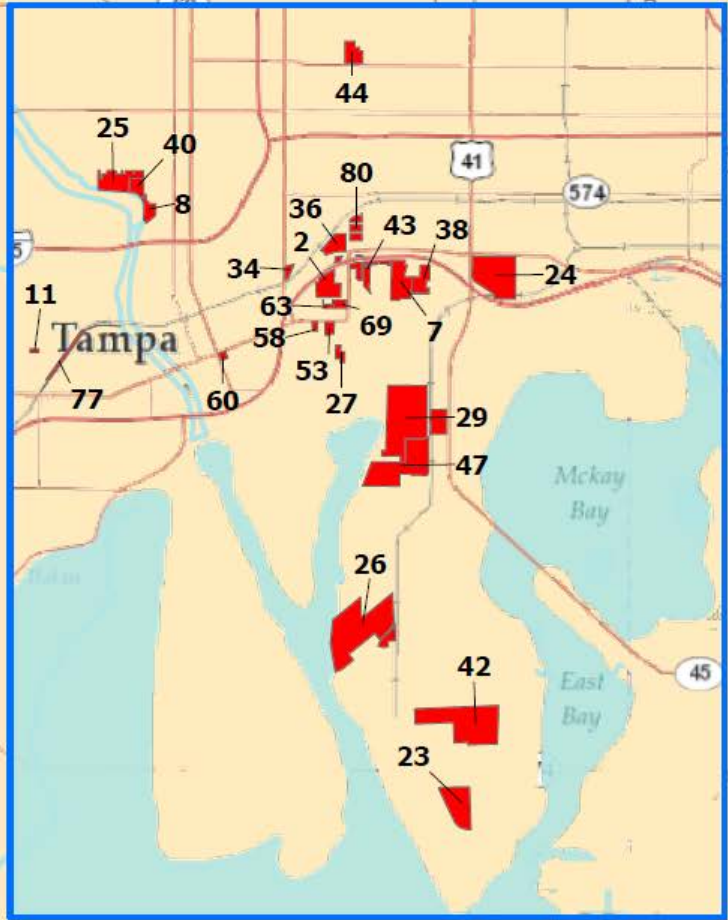
Continued...

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
39	BF290302001	Gerdau Ameristeel Brownfield Site	7105 6th Ave East	Tampa	4/10/2006		30.38
40	BF290606001	Former Tampa Armature Works	1910 N Ola Ave	Tampa	12/20/2006		4.27
41	BF290803001	EnviroFocus Technologies	1901 66th St N	Tampa	12/22/2008		18.2
42	BF290101004	Winner Metals	2801 Guy N. Verger Blvd	Tampa	12/9/2010		42
43	BF291001001	Detsco Terminals	739 N 14th St	Tampa	12/28/2010		7.71
44	BF290303001	Centro Asturiano Place	1302 E 21st St	Tampa	3/10/2004	9/1/2006	6.67
45	BF290202001A	Wal-Mart Buckley-Shuler Parcel A	Gunn Hwy and Henderson	Tampa	4/22/2006	5/15/2002	1.36
46	BF290802003	Kracker Rd - Parcel C	12602 S US Hwy 41	Gibsonton	9/2/2008		73.62
47	BF290702001	Hendry Corp., formerly TECO	1650 Hemlock St	Tampa	8/8/2008	10/7/2022	31.97
48	BF290001001	Robbins Manufacturing	131st Ave	Tampa	8/28/2000	8/14/2002	24.46
49	BF291304001	Former West Tampa Convention Ctr	3005 West Columbus Dr	Tampa	11/18/2013	closed w/o SRCO	1.7
50	BF291303001	Former Redwing Trucking	8417 Palm River Road	Tampa	5/16/2014		31.3
51	BF290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008	29.9
52	BF290202001	Wal-Mart Gunn Highway Site	Gunn Hwy	Tampa	11/7/2002	6/12/2009	28.28
53	BF291501001	Former Amazon Hose Property Site	222 N 12th St	Tampa	12/21/2015	7/19/2018	2.27
54	BF291201001	Wood Preserving/Brandon Toyota	9204 E Adamo Dr	Brandon	6/17/2013		17.99
55	BF291402001	Delaney Creek/Exide	US 41 and Delaney Creek	Tampa	12/29/2014		35
56	BF291502001	Hanna Avenue	2515 E Hanna Ave	Tampa	12/7/2016		11.2
57	BF291002004	Freddy's Automotive	601 S Evers St	Plant City	11/3/2016		0.25
58	BF291602001	Liberty Tampa	227 N Meridian	Tampa	12/16/2016	1/16/2018	0.95
59	BF291701001	Miroslav Mitusina	1112 SW10th St	Ruskin	6/22/2017	4/7/2020	49
60	BF291702001	Jackson St Parking Lot	405 E Kennedy Blvd	Tampa	12/29/2017		1.03
61	BF291703001	Pitch Pine	1607 N 43rd St	Tampa	12/12/2017		2.61
62	BF291704001	Tampa Jai Alai	5145 S Dale Mabry Hwy	Tampa	12/21/2017		13.09
63	BF291802001	Madison Street Park	1224 E Madison St	Tampa	12/18/2018	3/3/2022	0.92
64	BF291002005	Carlos Brake & Radiator	603 S Evers St	Plant City	9/30/2019		0.34
65	BF291803001	Former ICS East	1301 N Rome Ave	Tampa	5/31/2019		0.85
66	BF291803002	Former ICS West	1204 N Rome Ave	Tampa	5/31/2019		0.47
67	BF292001001	American XVII	5003 Dover St	Tampa	10/23/2020		11.47
68	BF292002001	Colonnade Crosstown	US 301 and Causeway Blvd	Tampa	12/16/2020		158
69	BF292003001	Channel Club II	1237 East Twiggs St	Tampa	12/22/2020		2
70	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021	6/21/2021	66
71	BF291904001	Hartford St Properties	5321 Hartford St	Tampa	10/30/2020		67
72	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
73	BF292101001	Interbay/Greystar	7210 Interbay Blvd	Tampa	11/9/2021		25.96
74	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen Rd	Plant City	12/22/2021		7
75	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	Ruskin	12/28/2021		19.76
76	BF292103001	Independence Park	George Rd & Independence	Tampa	12/23/2021		45.5
77	BF292203001	Coral Walk	1000 Fig St	Tampa	12/28/2022		3.72
78	BF292202001	Main Street Park	Main St and Albany	Tampa	11/30/2023		0.23
79	BF292302001	Tampa Bay Metals	4810 South 50th St	Tampa	12/14/2023		3.11
80	BF292301001	GasworxE123 / Gateway BA	East 2nd-4th Ave	Tampa	12/14/2023		4.66
	Total Acreage						1339.54

Brownfield Sites in Hillsborough County

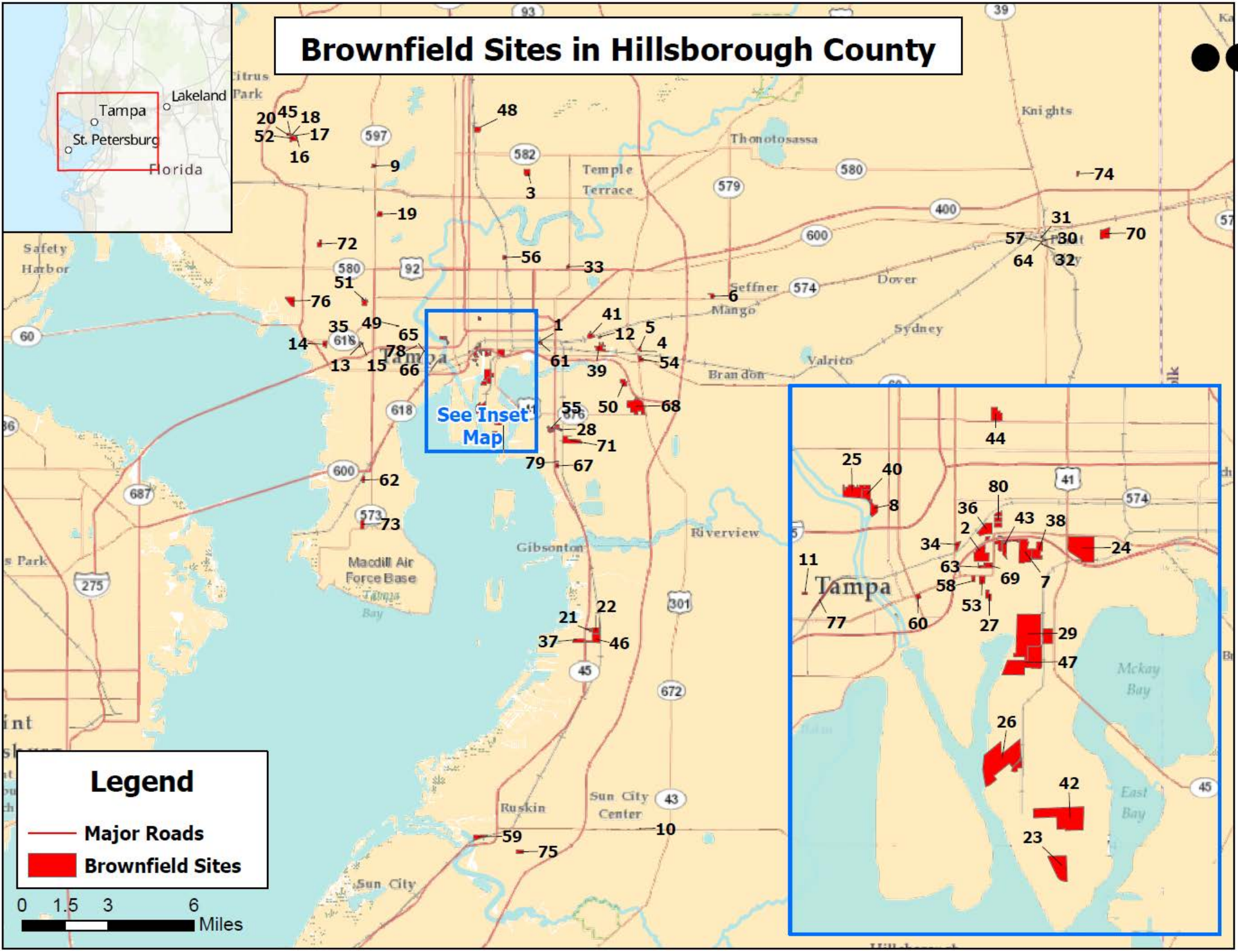


See Inset Map



Legend

- Major Roads
- Brownfield Sites

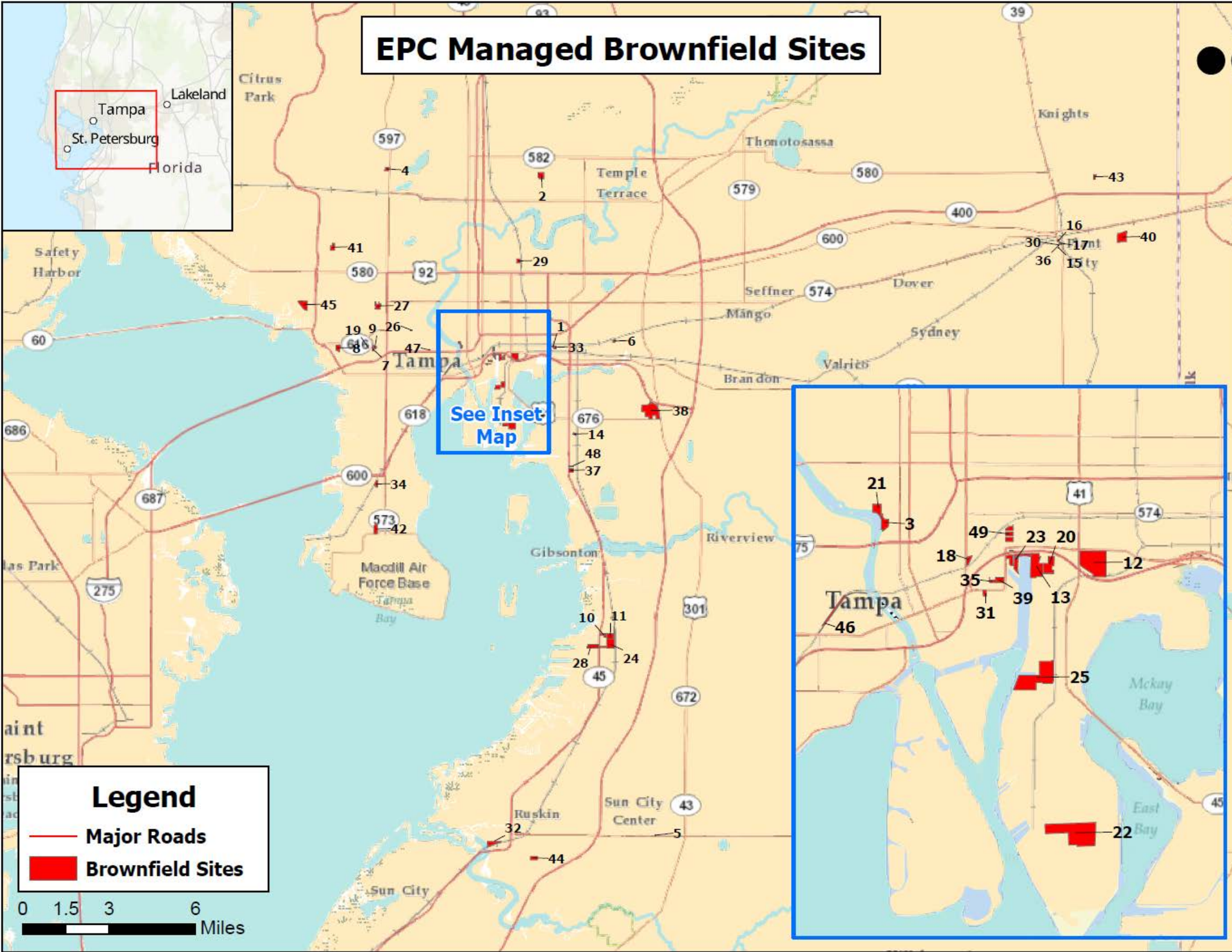


Maps & Tables

All Brownfield Sites Managed by EPC

MAP #	SITE	SITE NAME	ADDRESS	CITY	BSRA EXECUTED	SRCO ISSUE DATE	ACREAGE
1	BF290602001	JVS Contracting	1608 N. 43rd St.	Tampa	5/3/2006		5
2	BF290603001	Circle Tampa Ventures	10420 N. McKinley Dr.	Tampa	9/20/2006	5/31/2007	28
3	BF291305001	Tampa Water Works Park	1812 North Highland Ave.	Tampa	12/12/2013		4.47
4	BF291403001	Former Hudson Nursery	3811 Floyd Road	Tampa	8/19/2014	6/26/2019	10.34
5	BF291102001	former Sun City BP	703 N. Pebble Beach	Sun City	12/29/2011	6/17/2013	0.63
6	BF291302001	Former Gulf Coast Metals	6912 East 9th Ave.	Tampa	9/9/2013	3/23/2022	3.24
7	BF290804001	Crosland/Varela Apartments	4120 W. Spruce St.	Tampa	12/23/2008	10/14/2015	6.85
8	BF290607001	McKibbon Hotel Group /Avion Park	O'Brien & W. Spruce	Tampa	12/20/2006	10/13/2010	18.89
9	BF290705001	Westshore Community Dev. Corp.	4102 W. Spruce St.	Tampa	1/30/2008	No SRCO	3.7
10	BF290802002	Kracker Rd - Parcel B	12602 S. US Hwy 41	Gibsonton	9/2/2008		8.49
11	BF290802001	Kracker Rd - Parcel A	12602 S. US Hwy 41	Gibsonton	8/6/2008		29.73
12	BF290703001	Tampa Int'l Center/Panattoni/IKEA	1103 N. 22nd Ave.	Tampa	12/20/2007	6/12/2009	29.36
13	BF291001002	International Ship	1317 Channelside Dr	Tampa	12/19/2011		13.33
14	BF290704001	Tampa Tank	5103 36th Ave.	Tampa	12/27/2008	9/14/2011	4.31
15	BF291002003	Hydraulic Hose Site	617 & 619 S. Evers St	Plant City	6/10/2011	9/16/2016	1.14
16	BF291002002	GroMor Fertilizer Plant	306 & 307 S. Evers St.	Plant City	6/10/2011		1.26
17	BF291002001	Stock Building Supply	511 & 513 S. Collins	Plant City	6/10/2011		5
18	BF291306001	Nebraska Avenue	1103 North Nebraska Ave.	Tampa	9/3/2014	11/18/2016	1.54
19	BF291405001	Spruce Street Tampa Landfill #2	4310 Spruce St.	Tampa	12/24/2014	3/13/2018	3.43
20	BF290503001	Channelside Holdings LLC	11010-1026 19th St.	Tampa	12/20/2005		8
21	BF290606001	Former Tampa Armature	1910 N. Ola Ave	Tampa	12/20/2006		4.27
22	BF290101004	Winner Metals	2801 Guy N. Verger Blvd.	Tampa	12/9/2010	12/29/2021	42
23	BF291001001	Detsco Terminals	739 North 14th Street	Tampa	12/28/2010		7.71
24	BF290802003	Kracker Rd - Parcel C	12602 S. US Hwy 41	Gibsonton	9/2/2008		73.62
25	BF290702001	Hendry Corp., formerly TECO	1650 Hemlock St.	Tampa	8/8/2008	10/7/2022	31.97
26	BF291304001	Frmr West Tampa Convention Ctr	3005 West Columbus Dr.	Tampa	11/18/2013	No SRCO	1.7
27	BF290501001	Hillsborough Community College	4014 MLK Blvd	Tampa	11/29/2005	5/7/2008	29.9
28	BF291404001	Port Redwing Outparcel	12781 S US Hwy 41	Gibsonton	10/13/2015		31
29	BF291502001	Hanna Avenue	2515 E Hanna Ave	Tampa	12/7/2016		11.2
30	BF291002004	Freddy's Automotive	601 S Evers St	Plant City	11/3/2016		0.25
31	BF291602001	Liberty Tampa	227 N Meridian	Tampa	12/16/2016	1/16/2018	0.95
32	BF291701001	Miroslav Mitusina	1112 SW 10th St	Ruskin	6/22/2017	4/7/2020	49
33	BF291703001	Pitch Pine	1607 N 43rd St	Tampa	12/12/2017		2.61
34	BF291704001	Tampa Jai Alai	5145 S Dale Mabry Hwy	Tampa	12/21/2017		13.09
35	BF291802001	Madison Street Park	1224 E Madison St	Tampa	12/18/2018	3/3/2022	0.92
36	BF291002005	Carlos Brake & Radiator	603 S Evers St	Plant City	9/30/2019		0.34
37	BF292001001	American XVII	5003 Dover St	Tampa	10/23/2020		11.47
38	BF292002001	Colonnade Crosstown	US 301 & Causeway Blvd	Tampa	12/16/2020		158
39	BF292003001	Channel Club II	1237 East Twiggs St	Tampa	12/22/2020		2
40	BF290801001	Foundry Lakeside Station	Henderson Way	Plant City	1/21/2021	6/21/2021	66
41	BF291901001	Tampa Airport Logistics	W Sligh & N Hoover	Tampa	5/10/2021		19.21
42	BF292101001	Interbay/Greystar	7210 Interbay Blvd	Tampa	11/9/2021		25.96
43	BF292102001	South FL Baptist Hospital	N Park Rd & E Sam Allen Rd	Plant City	12/22/2021		7
44	BF291905001	SM Ruskin (Burcaw)	SE 9th and 1123 SE 14th Ave	Ruskin	12/28/2021		19.76
45	BF292103001	Independence Park	George Rd & Independence	Tampa	12/23/2021		45.5
46	BF292203001	Coral Walk	1000 Fig St	Tampa	12/28/2022		3.72
47	BF292202001	Main Street Park	Main St and Albany	Tampa	11/30/2023		0.23
48	BF292302001	Tampa Bay Metals	4810 South 50th St	Tampa	12/14/2023		3.11
49	BF292301001	GasworxE123 / Gateway BA	East 2nd-4th Ave	Tampa	12/14/2023		4.66
	Total Acreage						853.86

EPC Managed Brownfield Sites



Maps & Tables

PRFBSRs for Brownfield Sites Managed by EPC

MAP #	SITE	SITE NAME	PRFBSR
1	BF 290602001	JVS Contracting	JVS Contracting, Inc.
2	BF 290603001	Circle Tampa Ventures	Circle Tampa Ventures I, LLC
3	BF291305001	Tampa Water Works Park	City of Tampa
4	BF291403001	Former Hudson Nursery	BW Dale Mabry Floyd, LLC
5	BF 291102001	former Sun City BP	GC Partners, LLC
6	BF291302001	Former Gulf Coast Metals	Jail Road Venture, LLC, former PRFBSR was Trademark Metals Recycling
7	BF 290804001	Crosland/Varela Apartments	NR Varela, LLC
8	BF 290607001	McKibbon Hotel Group /Avion Park	McKibbon Hotel Group
9	BF 290705001	Westshore Community Dev. Corp.	former PRFBSR Westshore Community Development Corporation
10	BF 290802002	Kracker Rd - Parcel B	Port Tampa Bay
11	BF 290802001	Kracker Rd - Parcel A	Port Tampa Bay
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Panattoni Investments, LLC and Thurman Investments, LLC
13	BF 291001002	International Ship	Trans-Continental Marine Repair & Drydock Corp., Banana Docks LLC
14	BF 290704001	Tampa Tank	Tampa Tank and Welding, Inc.
15	BF 291002003	Hydraulic Hose Site	City of Plant City
16	BF 291002002	GroMor Fertilizer Plant	City of Plant City
17	BF 291002001	Stock Building Supply	City of Plant City
18	BF291306001	Nebraska Avenue	City of Tampa
19	BF291405001	Spruce Street Tampa Landfill #2	NR Spruce Property Owner, LLC and Northwood Ravin, LLC
20	BF 290503001	Channelside Holdings LLC	Channelside Holdings, LLC
21	BF290606001	Former Tampa Armature	Riverside Heights Holdings, LLC
22	BF 290101004	Winner Metals	Port Tampa Bay
23	BF 291001001	Detsco Terminals	Trans-Continental Marine Repair & Drydock Corp., Banana Docks LLC
24	BF 290802003	Kracker Rd - Parcel C	Port Tampa Bay
25	BF 290702001	Hendry Corp., formerly TECO	Hendry Marine Corp.
26	BF291304001	Frrmr West Tampa Convention Ctr	Palmetto Tampa-Columbus, LLC and Daniel Land Co, Inc.
27	BF 290501001	Hillsborough Community College	District Board of Trustees, Hills. Community College
28	BF291404001	Port Redwing Outparcel	Port Tampa Bay
29	BF291502001	Hanna Avenue	City of Tampa
30	BF291002004	Freddy's Automotive	City of Plant City
31	BF291602001	Liberty Tampa	Liberty Tampa Holdings, LLC
32	BF291701001	Miroslav Mitusina	Miroslav Mitusina
33	BF291703001	Pitch Pine	1607 Property Inc.
34	BF291704001	Tampa Jai Alai	GF Properties LM LLC & 5145 South Dale Mabry LLC
35	BF291802001	Madison Street Park	City of Tampa
36	BF291002005	Carlos Brake & Radiator	City of Plant City
37	BF292001001	American XVII	American XVII, LLC
38	BF292002001	Colonnade Crosstown	Colonnade Crosstown LLC
39	BF292003001	Channel Club II	Hillsborough Madison, LLC
40	BF290801001	Foundry Lakeside Station	Foundry Lakeside Station I, LLC
41	BF291901001	Tampa Airport Logistics	Tampa Airport Logistics Owner, LLC
42	BF292101001	Interbay/Greystar	Greystar Deveopment East, LLC and GS South Tampa Apartments, LP
43	BF292102001	South FL Baptist Hospital	South Florida Baptist Hospital, Inc.
44	BF291905001	SM Ruskin (Burcaw)	SM Ruskin Development, LLC
45	BF292103001	Independence Park	Highwoods Realty Limited Partnership & CC Independence Park, L.P.
46	BF292203001	Coral Walk	ZP 370 Tampa LLC
47	BF292202001	Main Street Park	City of Tampa
48	BF292302001	Tampa Bay Metals	4810 Property LLC
49	BF292301001	GasworxE123 / Gateway BA	KS Ybor Gateway East 1, 2, and 3 Property Owner, LLCs andKS Ybor JV LLC (4)

PRFBSR – Person Responsible for Brownfield Site Rehabilitation

Maps & Tables

Brownfield Areas without Brownfield Sites

AREA NO.	AREA NAME	AREA ADDRESS	CITY	ACRES
BF290502000	Former Borden Property	4010 North Lois Ave	Tampa	7.5
BF290706000	Central Park Village	1202 N Governor St	Tampa	28.9
BF291205000	Lincoln Park	SW of East Laura St and CSX RR	Plant City	37
BF290601000	Grand Central at Kennedy	1208 East Kennedy Blvd	Tampa	4.35
BF291203000	North Clark Ave	1508 North Clark Ave	Tampa	19.1
BF290701000	Park N Shade	3rd St and 15th Ave	Ruskin	18.3
BF291101000	Pendola Point	Pendola Rd east of US 41	Pendola Point	168
BF291301000	Plant City Industrial Park	SW of SR 574 and Davis St	Plant City	1507
BF291401000	Port Redwing	5740 Pembroke Road	Gibsonton	151
BF291307000	Wal-Mart	1720 East Hillsborough Ave	Tampa	11.5
BF290203000	Washington Street Crossing	E Washington St and 13th St	Tampa	0.9
BF291204000	West St Louis Street	1506 W St Louis St	Tampa	12
BF291601000	Brandon Blue Palms	114 N Knights Ave	Brandon	6.1
BF291801000	Blue Humphrey St	4152 Sweetwater Villas Ln	Tampa	6.14
BF291804000	Suarez Trust	West of Hoover Blvd and Knox St	Tampa	19.14
BF291902000	JVS Land Holding Co., LLC	W of Hoover Blvd and Hanna Ave	Tampa	19.41
BF291903000	Blue Broadway Green Reuse	Williams Road & E Broadway Ave	Seffner	23.65
BF292004000	Gracepoint Green Reuse	2215 E Henry Ave	Tampa	2.5
BF292201000	Blue UACDC 1	13635 N 12th St	Tampa	2.84
Total acres:				2045.33

These Hillsborough County Brownfield Areas currently do not have environmental investigations.

Maps & Tables

Brownfield Site Rehabilitation and Redevelopment Status

ACTIVE SITES

MAP #	SITE	SITE NAME	SITE REHABILITATION STATUS	REDEVELOPMENT STATUS
1	BF 290602001	JVS Contracting	Monitoring gw for closure	existing concrete recycler
3	BF291305001	Tampa Water Works Park	In Closure process	park
10	BF 290802002	Kracker Rd - Parcel B	In Closure process	vacant
11	BF 290802001	Kracker Rd - Parcel A	Remediation	vacant
13	BF 291001002	International Ship	Remediation	ship yard
20	BF 290503001	Channelside Holdings LLC	In Closure process	industrial & vacant
21	BF290606001	Former Tampa Armature	Monitoring gw for closure	mixed use commercial
23	BF 291001001	Detsco Terminals	Remediation	vacant
24	BF 290802003	Kracker Rd - Parcel C	In Closure process	vacant
28	BF291404001	Port Redwing Outparcel	In Closure process	pipe manufacturer
29	BF291502001	Hanna Avenue	Monitoring gw for closure	City of Tampa offices
30	BF291002004	Freddy's Automotive	Monitoring gw for closure	vacant
33	BF291703001	Pitch Pine	Assessment	materials recycling
34	BF291704001	Tampa Jai Alai	Assessment	multi-family housing
36	BF291002005	Carlos Brake & Radiator	Monitoring gw for closure	vacant
37	BF292001001	American XVII	Assessment	proposed recycling
38	BF292002001	Colonnade Crosstown	Monitoring gw for closure	Coca Cola HQ in construction
39	BF292003001	Channel Club II	Assessment	apartments in construction
41	BF291901001	Tampa Airport Logistics	Assessment	warehouse
42	BF292101001	Interbay/Greystar	Assessment	apartments in construction
44	BF291905001	SM Ruskin (Burcaw)	Assessment	new home construction
45	BF292103001	Independence Park	Assessment	apartments in construction
46	BF292203001	Coral Walk	Assessment	proposed apartments
47	BF292202001	Main Street Park	Assessment	proposed park
48	BF292302001	Tampa Bay Metals	Assessment	proposed wood pellet mfg
49	BF292301001	Gasworx E123	Assessment	proposed mixed use

CLOSED SITES, Including Alternative Cleanup Target Levels (Soil, Groundwater)

MAP #	SITE	SITE NAME	REDEVELOPMENT STATUS	ACTLs USED	CONDITIONAL CLOSURE
2	BF 290603001	Circle Tampa Ventures	Apartments	No	Yes, DRC for groundwater use
4	BF291403001	Former Hudson Nursery	Restaurants and retail	No	Yes, E/C for soils + DRC for soils and groundwater
5	BF 291102001	former Sun City BP	Bank	No	No; clean closure
6	BF291302001	Former Gulf Coast Metals	in FDEP permitting for a MRF	No	DRC for land use restriction, ICs for groundwater
7	BF 290804001	Crosland/Varela Apartments	Apartments	Yes, AGCTL	Yes, E/C for soils + DRC for soils and groundwater
8	BF 290607001	McKibbon Hotel Group /Avion Park	Mixed commercial	No	No; clean closure
9	BF 290705001	Westshore Community Dev. Corp.	vacant	No	Abandoned site; no SRCO issued
12	BF 290703001	Tampa Int'l Center/Panattoni/IKEA	Commercial	No	Yes, E/C for soils + DRC for E/C and land use
14	BF 290704001	Tampa Tank	Industrial	Yes, ASCTL	Yes, DRC for land use
15	BF 291002003	Hydraulic Hose Site	vacant	No	Yes, DRC for groundwater use
16	BF 291002002	GroMor Fertilizer Plant	vacant	Yes, A-GCTL	Yes, IC for groundwater use, ammonia AGCTL
17	BF 291002001	Stock Building Supply	vacant	No	Yes, IC for groundwater use
18	BF291306001	Nebraska Avenue	vacant	No	Yes, DRC for land use
19	BF291405001	Spruce Street Tampa Landfill #2	Apartments	No	Yes, E/C for soils + DRC for soils and groundwater
22	BF 290101004	Winner Metals	preparing for redevelopment	No	E/C for soils, DRC for soil and groundwater
25	BF 290702001	Hendry Corp., formerly TECO	part ship yard/part vacant	No	Yes, E/C for soils + DRC for soils and groundwater
26	BF291304001	Fmr West Tampa Convention Ctr	Commercial	No	Did not received SRCO
27	BF 290501001	Hillsborough Community College	Education	No	No; clean closure
31	BF291602001	Liberty Tampa	Hotel	No	No; clean closure
32	BF291701001	Miroslav Mitusina	Site Construction	No	No; clean closure
35	BF291802001	Madison Street Park	Park	Yes, ASCTL	RMO3 closure for use of ASCTL
40	BF 290801001	Foundry Lakeside Station	Warehouse	No	No; clean closure
43	BF292102001	South FL Baptist Hospital	Hospital	No	Yes, land use restriction

ASCTL: Alternative Soil Cleanup Target Levels

AGCTL: Alternative Groundwater Cleanup Target Levels

Maps & Tables

Apparent Change in Property Values for Redeveloped EPC Brownfield Sites

Apparent Change in Property Values, EPC Brownfield Sites				
BROWNFIELD SITE NAME	YEAR BSRA SIGNED	YEAR SRCO ISSUED	PROPERTY VALUE CHANGE	REDEVELOPMENT TYPE
Hills Co. Comm College	2005	2008	\$5,610,947	College parking, buildings
Crosland Varela	2008	2015	\$89,860,100	Apartments
Tampa Tank	2008	2011	\$1,195,000	Industrial
Sun City BP	2011	2013	\$393,200	Bank
IKEA	2007	2009	\$11,174,100	Retail
Water Works Park	2013	not yet issued	\$1,277,725	Park
Spruce Street	2014	2018	\$64,658,000	Apartments
Circle Tampa Ventures	2006	2007	\$95,286,200	Residential
Hudson Nursery	2014	2019	\$7,510,340	Restaurants and Retail
McKibbon Hotel Group	2006	2010	\$75,800,413	Mixed Commercial
Hydraulic Hose	2011	2016	\$24,450	Undeveloped
Nebraska Ave	2011	2016	\$678,321	Undeveloped
West Tampa Conv Ctr	2013	not issued	\$1,897,939	Retail
Liberty Tampa	2016	2018	\$24,887,200	Hotel
TECO/Hendry Marine	2008	not yet issued	(\$185,984)	Private shipping
Tampa Armature	2006	not yet issued	\$6,105,596	Restaurants and Retail
Miroslav Mitusina	2017	2020	\$21,864,439	Manufacturing (under construction)
Tampa Jai Alai	2017	not yet issued	\$71,108,200	Apartments
Madison St Park	2018	3/3/2022	\$1,936,361	Park
Foundry Lakeside Station	2021	6/21/2021	\$38,267,700	Distribution/warehouse
Gulf Coast Metals	2013	7/14/1905	\$3,749,100	Materials Recycling Facility
Tampa Airport Logistics*	2021	not yet issued	\$52,606,000	Warehouse
Hanna Ave	2016	not yet issued	\$49,256,019	City offices
Total Apparent Property Value Change:			\$624,912,466	

*The Tampa Airport Logistics site property value is based on the recent sales price of \$55,615,000 December 2023.

Property value change indicates the increase or decrease (red) in property value as reported by the Hillsborough County Property Appraiser from the start of the Brownfield project to the present day. This table does not account for various tax and economic development incentives that may have been used. Three sites have completed redevelopment in 2023: Gulf Coast Metals, Tampa Airport Logistics and Hanna Avenue Brownfield sites. The property value for all redeveloped EPC Brownfields sites has increased **\$118,925,242** since June 2023.

2024 Report Conclusions

The EPC of Hillsborough County added three new Brownfield sites, two Brownfield Areas, and issued three Site Rehabilitation Completion Orders in the June 2023 – May 2024 report period. Construction is active, especially in and around downtown Tampa, where land use is changing from former industrial land uses to residential with mixed land uses. The liability protection and financial incentives of the Brownfields Program are facilitating this transition.

The EPC Brownfields Program continues to grow. Two properties have recently proposed BSRAs for housing, and EPC has met with other potential sites to discuss the benefits of the Brownfields Program.

The EPC supports the CDC of Tampa and the City of Tampa with their ongoing EPA grants.

This year, EPC has promoted the Brownfields Program through presentations about EPC's and Florida's Brownfields Program at the Florida Brownfields Association's (FBA) June 2023 conference, to the Tampa Bay Area Environmental Professionals luncheon, the Florida Association of Environmental Professionals conference, the USF Brownfield Summit, and will be presenting again at the FBA's June 2024 conference. EPC is an active member of the FBA, and serves on the Legislative and Technical Committee.

The EPC of Hillsborough County continues its delegated responsibilities and has furnished a copy of this Annual Report to the FDEP.



For further information on the Brownfields Program, please visit our website:

<https://www.epchc.org/divisions/waste/solid-hazardous-waste/brownfields>

JUNE 2024